

ARCHITECTURAL DRAWINGS

for

PLANNED DEVELOPMENT DISTRICT, PD-4

WATERSTONE AT LEXINGTON

AN INDEPENDENT/ASSISTED LIVING COMMUNITY

55 WATERTOWN STREET, LEXINGTON, MA

A component of the *WATERSTONE AT LEXINGTON AND BRIDGES AT LEXINGTON PROJECT*

MAY 28, 2018

NOTE: THE DRAWINGS FOR PD-4 CONSIST OF FOUR (4) VOLUMES (TWO ARCHITECTURAL SETS, AND TWO SITE DESIGN SETS).

OWNER / DEVELOPER

ND ACQUISITIONS, LLC
C/O NATIONAL DEVELOPMENT
2310 WASHINGTON STREET
NEWTON LOWER FALLS, MA 02462

LANDSCAPE ARCHITECT / CIVIL ENGINEER/TRAFFIC ENGINEER

STANTEC PLANNING AND LANDSCAPE ARCHITECTURE P.C.
226 CAUSEWAY STREET
BOSTON, MA 02114

ARCHITECT

ELKUS MANFREDI ARCHITECTS
25 DRYDOCK AVENUE
BOSTON, MA 02210

GEOTECHNICAL ENGINEER

SANBORN HEAD & ASSOCIATES, INC.
239 CAUSEWAY STREET
BOSTON, MA 02214

LAND SURVEYOR

CONTROL POINT ASSOCIATES, INC.
325 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772

INDEX OF SHEETS

REGULATORY DRAWINGS

| TITLE |
|---------------------------------------------------------|
| SITE PLAN |
| PERSPECTIVE RENDERING - VIEW OF ENTRY LOOKING NORTHWEST |
| PERSPECTIVE RENDERING - VIEW OF COURTYARD LOOKING NORTH |
| ELEVATION - EAST |
| ELEVATION - SOUTH |
| ELEVATION - WEST |
| ELEVATION - NORTH |
| ENLARGED ELEVATIONS |

NON-REGULATORY DRAWINGS

| TITLE |
|-----------------------------------|
| FLOOR PLANS - LEVEL 0-1 |
| FLOOR PLANS - LEVEL 2-3 |
| FLOOR PLANS - LEVEL 4-5 |
| FLOOR PLANS - LEVEL 6 |
| BUILDING SECTION - EAST TO WEST |
| BUILDING SECTION - NORTH TO SOUTH |



WATERSTONE AT LEXINGTON
55 Watertown Street
Lexington, Massachusetts

Regulatory Drawing

Site Plan
MAY 28, 2018

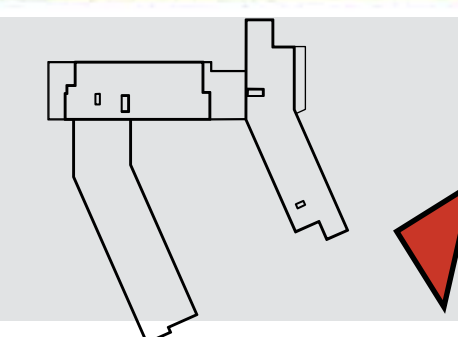


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WATERSTONE AT LEXINGTON
 55 Watertown Street
 Lexington, Massachusetts

Perspective Rendering - View of Entry Looking Northwest
Regulatory Drawing
 MAY 28, 2018

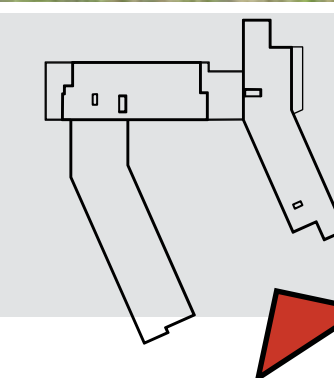


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WATERSTONE AT LEXINGTON
55 Watertown Street
Lexington, Massachusetts

Perspective Rendering - View of Courtyard Looking North
Regulatory Drawing
MAY 28, 2018



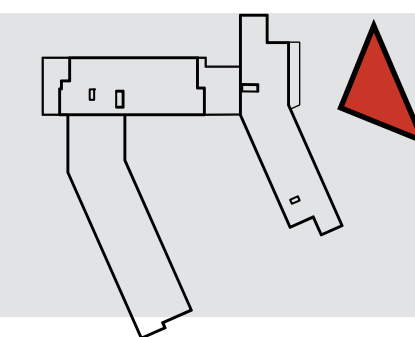
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WATERSTONE AT LEXINGTON
55 Watertown Street
Lexington, Massachusetts

Regulatory Drawing

Elevation - East
MAY 28, 2018



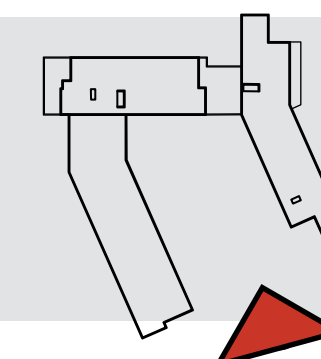
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WATERSTONE AT LEXINGTON
55 Watertown Street
Lexington, Massachusetts

Regulatory Drawing

Elevation - South
MAY 28, 2018



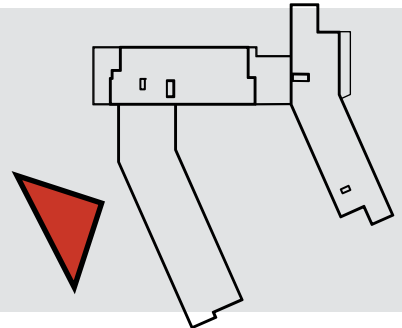
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WATERSTONE AT LEXINGTON
55 Watertown Street
Lexington, Massachusetts

Regulatory Drawing

Elevation - West
MAY 28, 2018



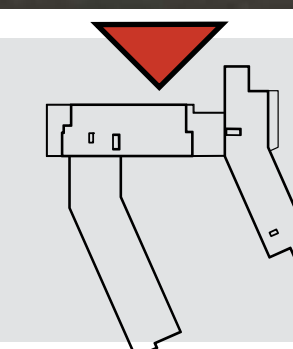


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WATERSTONE AT LEXINGTON
 55 Watertown Street
 Lexington, Massachusetts

Regulatory Drawing

Elevation - North
 MAY 28, 2018



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Formed metal roof edge

Vertical siding system
inside balcony

Window with operable sash

Cementitious panels with
joints

Balcony with guardrail

Exterior stone

Aluminum Framed
Windows

Masonry base

Formed metal roof edge

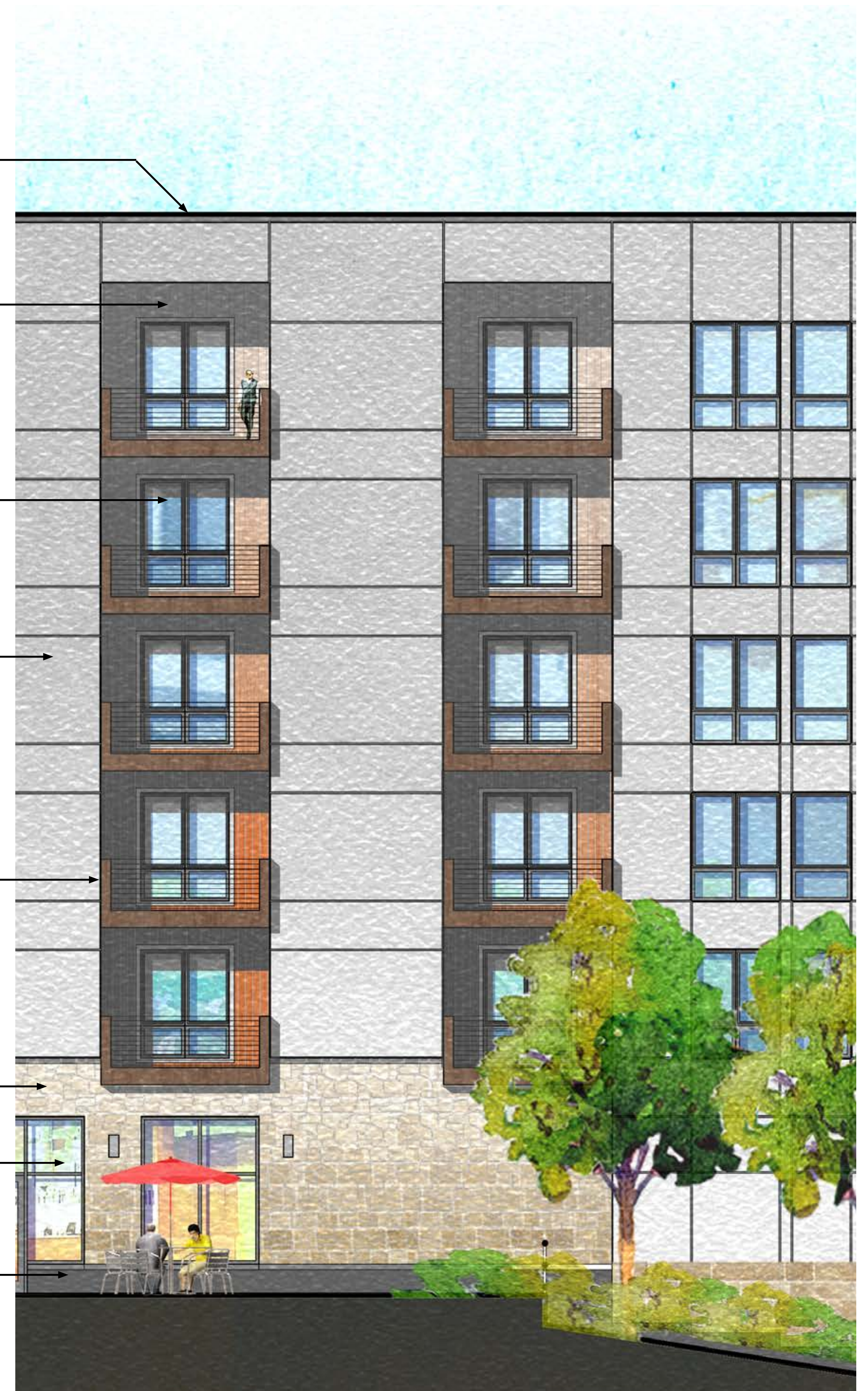
Vertical siding system

Window with operable sash

Vertical reveal

Exterior stone

Masonry base



WATERSTONE AT LEXINGTON

55 Watertown Street
Lexington, Massachusetts

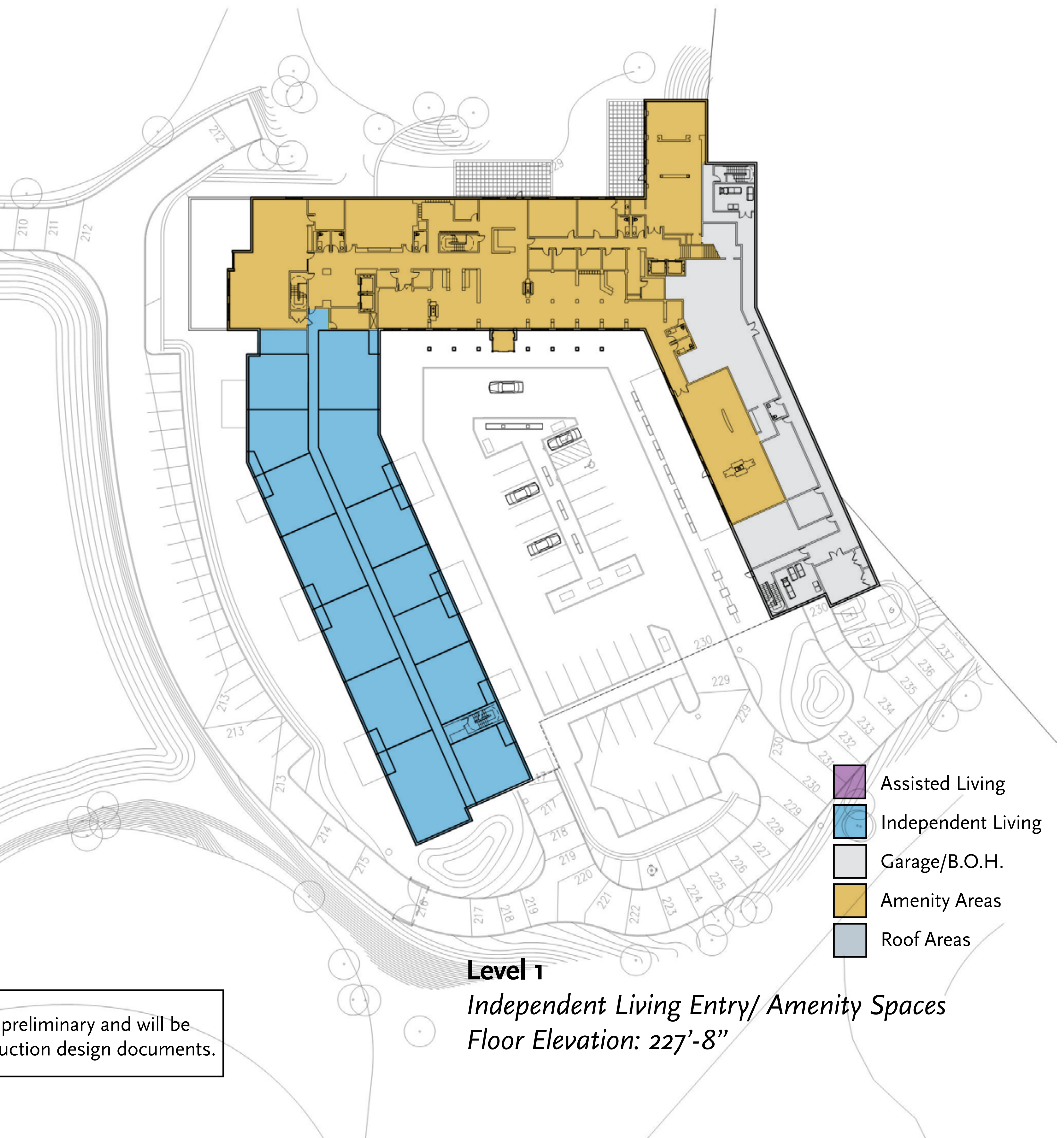
Regulatory Drawing

Enlarged Elevations
MAY 28, 2018

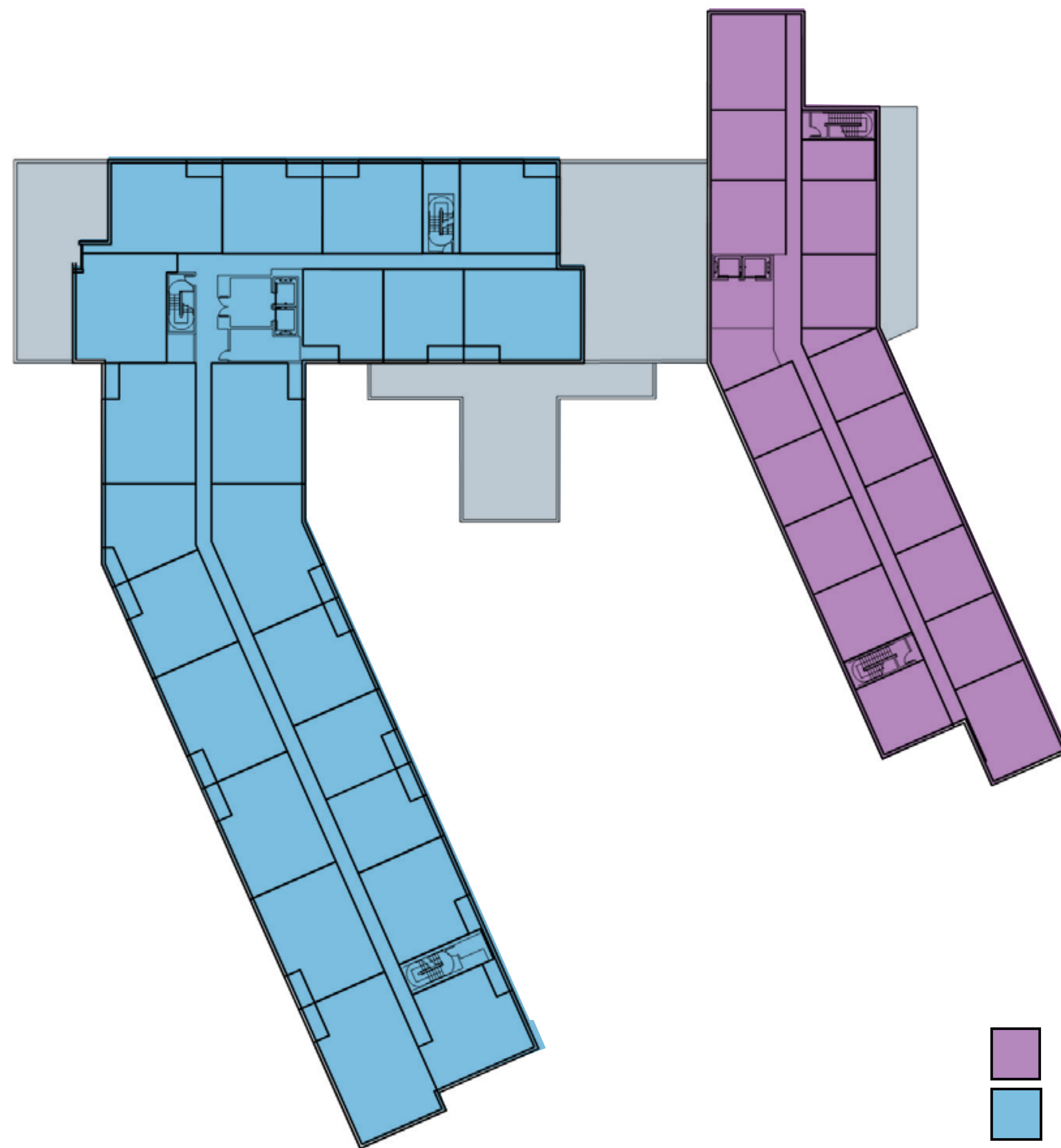
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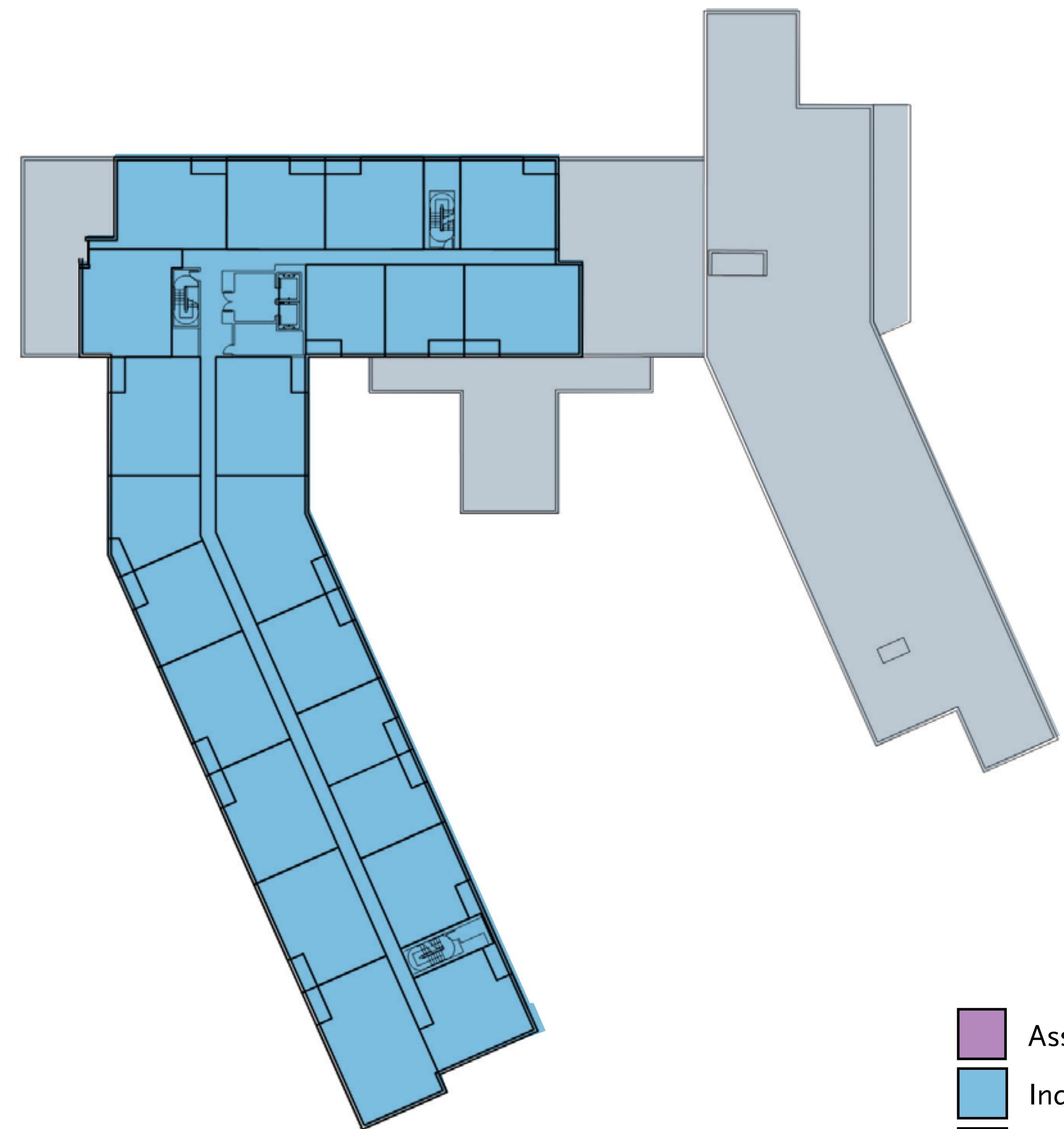




Level 4
 4th Floor Independent Living;
 2nd Floor Assited Living
 Floor Elevation: 266'-4"; 270'-4"

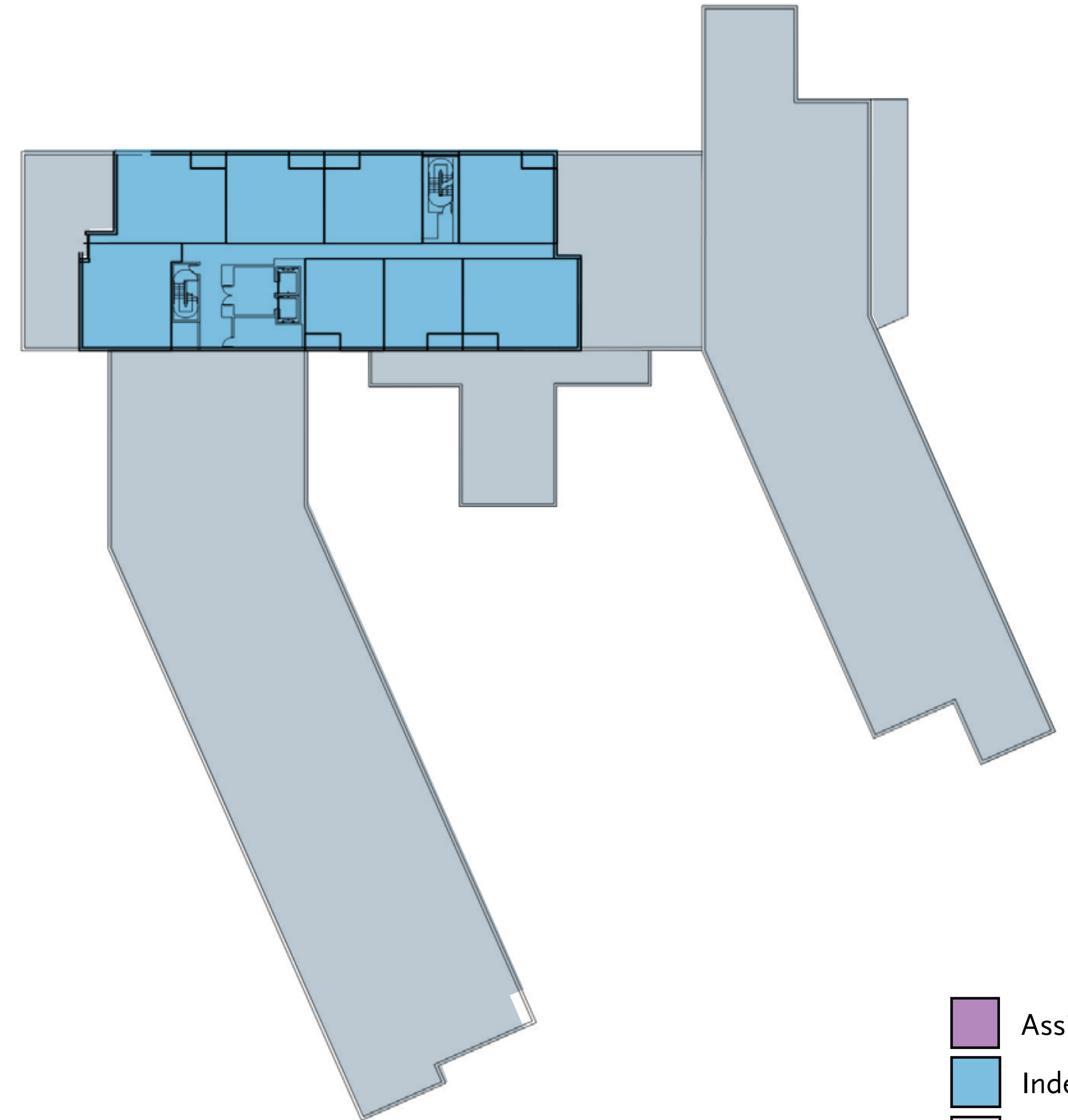
- Assisted Living
- Independent Living
- Garage/B.O.H.
- Amenity Areas
- Roof Areas

Note:
 Interior layout is preliminary and will be
 refined in construction design documents.



Level 5
 5th Floor Independent Living;
 Assisted Living Roof
 Floor Elevation: 277'-0"; 281'-0"

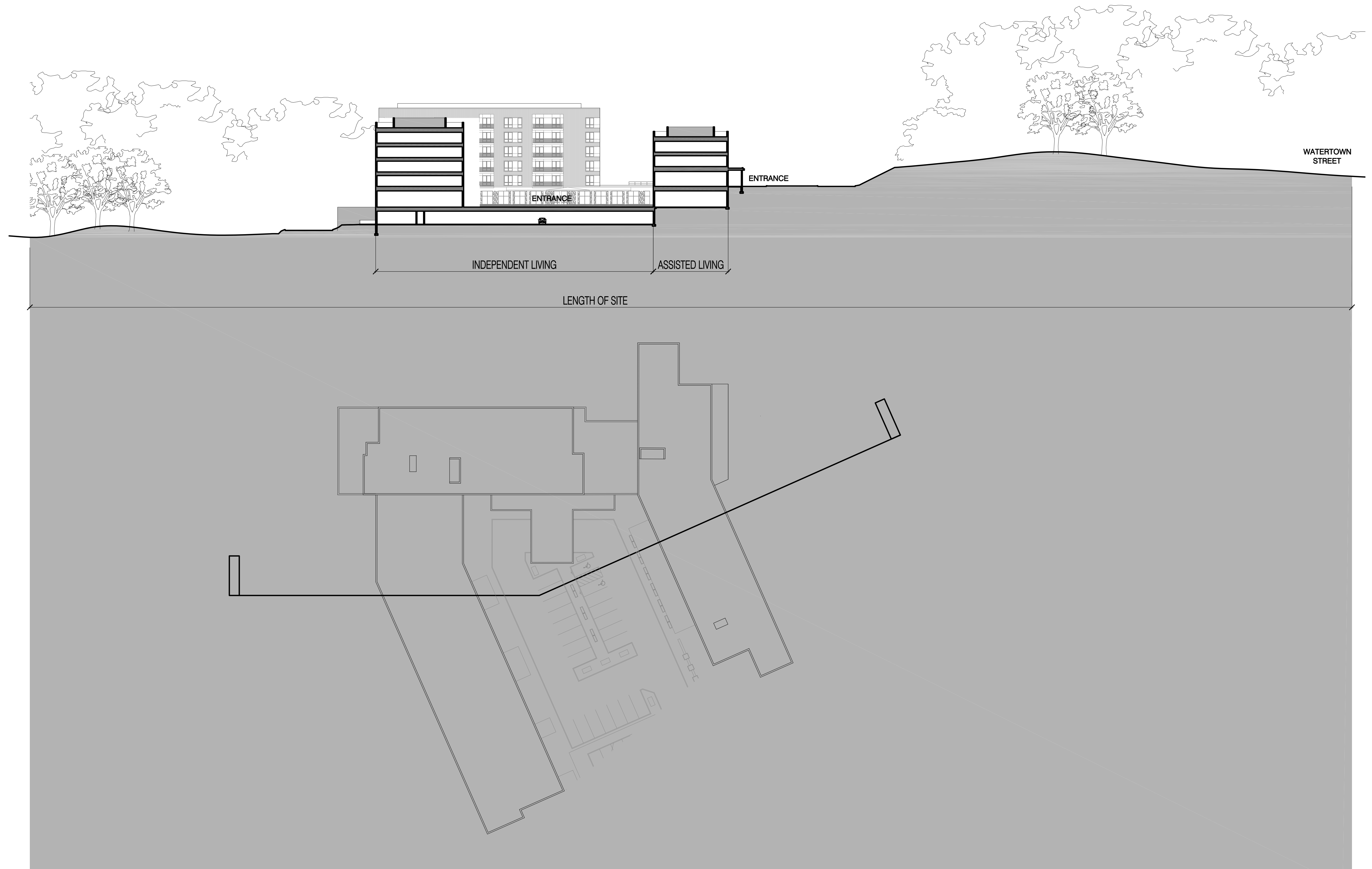
- Assisted Living
- Independent Living
- Garage/B.O.H.
- Amenity Areas
- Roof Areas



- Assisted Living
- Independent Living
- Garage/B.O.H.
- Amenity Areas
- Roof Areas

Note:
Interior layout is preliminary and will be
refined in construction design documents.

Level 6
Independent Living
Floor Elevation: 287'-8"



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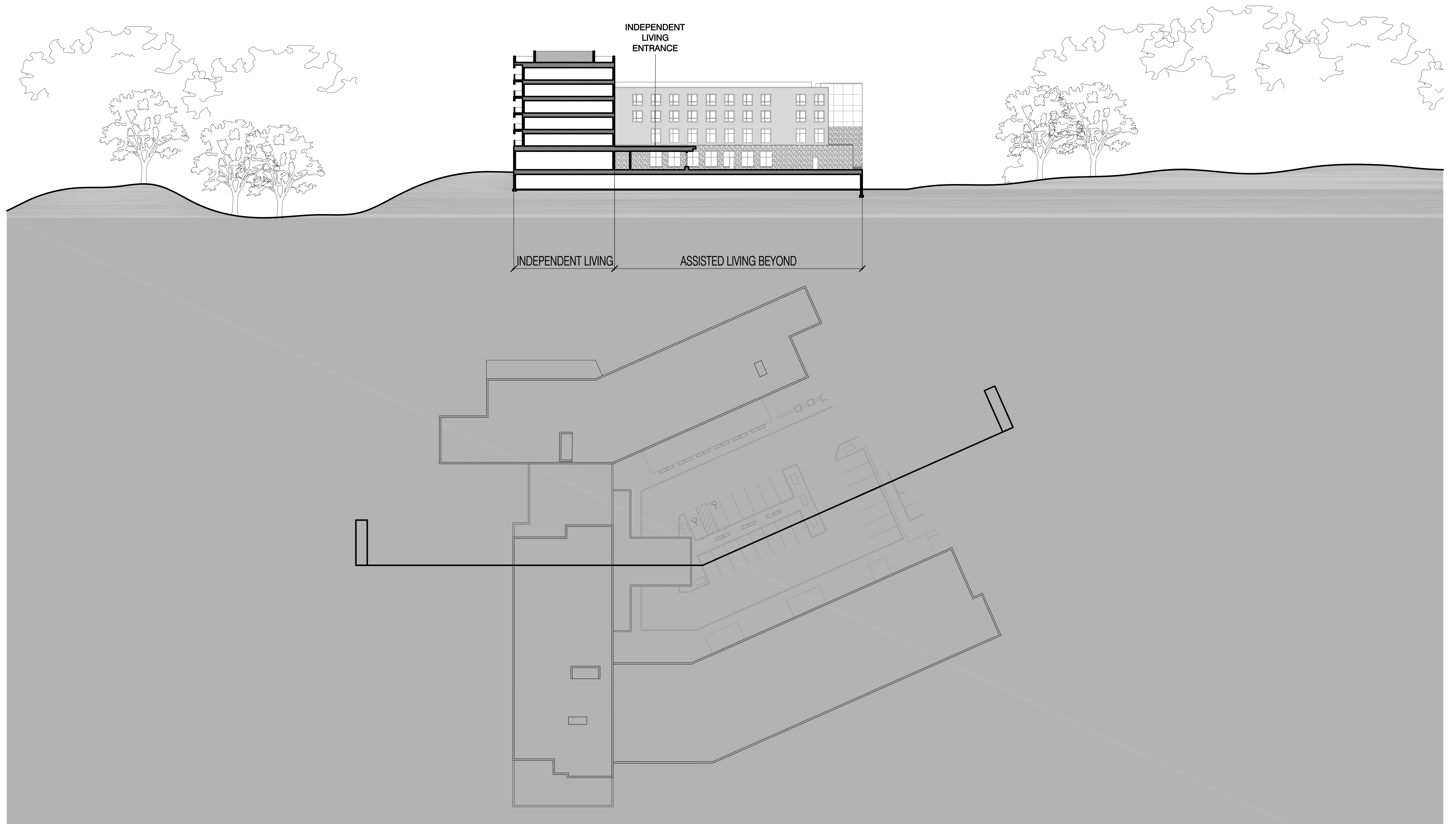
Non-Regulatory Drawing

Building Section - East to West
 MAY 28, 2018

0 15 30 60

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WATERSTONE AT LEXINGTON
55 Watertown Street
Lexington, Massachusetts

Non-Regulatory Drawing

Building Section - North to South
MAY 28, 2018

0 15 30 60



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